



presented by the:

**Illinois Historic Preservation Agency,
Illinois Main Street,
and Alton Marketplace**

Join us for an intensive day-long workshop examining the **adaptive reuse** of **upper floors** in **downtown** commercial buildings. **UPSTAIRS DOWNTOWN** is an initiative created to help owners reclaim and reuse these vacant upper floors. This **award-winning program** examines the architectural and financial variables that affect the development formula of upper-floor renovations.

**f o r m o r e i n f o r m a t i o n
c a l l 6 1 8 . 4 6 3 . 1 0 1 6 o r v i s i t
w w w . u p s t a i r s d o w n t o w n . o r g**

Why grow out? grow UP.

The space is there.
It has utilities.
It has infrastructure.
It has a central location.
It has visibility.
It is in your midst.

look UP STAIRS
DOWN TOWN

alton illinois september 7, 2007

Friday, September 7th **UPSTAIRS** **DOWNTOWN Alton**

8-9:00am Registration and Continental Breakfast

Alton's Historic Masonic Lodge, 300 State Street, 3rd floor

9:00am Welcome-Mayor Don Sandidge

Introduction-Mike Jackson, FAIA, is the Chief Architect of the Preservation Services Division of the Illinois Historic Preservation Agency. Using his years of experience in historic preservation, he will highlight how both preservation and development goals are being successfully integrated into upper-story building projects and what can happen when towns choose to Grown Up instead of Out.

9:30am Sustainable, Viable, and Feasible: Building the Case for Greater Density on Main Street-Dan Carmody,

Carmody Consulting, Ft. Wayne, IN. Downtown is everyone's neighborhood. Housing is essential to any downtown revitalization efforts. Creating diversity, density, and details in your housing types are what make compelling downtown districts. Affordable workforce housing is just as important as market-rate, owner-occupied condos. Dan is currently the Director of Downtown Fort Wayne, Indiana and is known nationally for his consulting work in downtown redevelopment. He is also a national board member of the International Downtown Association.

11:00am Break

11:15am Tax Credits, Easements, & Other Incentives-

Carol Dyson, AIA, from the Illinois Historic Preservation Agency, will discuss tax-related incentives that make historic preservation more financially feasible. **Chris Zapalac** from the Missouri Office of Historic Preservation will discuss Missouri's state historic tax credit program.

Noon Lunch-Preservation Advocacy

Lisa DiChiera, Director of Advocacy for Landmarks Illinois, will discuss Federal and State legislation proposals to help historic preservation. **Deb Sheals**, former president of Missouri Preservation, will discuss the active role her organization took to pass legislation for the Missouri State Tax Credit Program.

1:00pm Architectural Assessment- Mike Jackson

Before deciding on a use for an upper-floor space, it is important to take a coordinated look at the site, the building, and the applicable building codes that apply. Mike will discuss what factors are essential for the new uses and the standards that should be taken into account for a historic rehabilitation.

2:00pm Break

2:15pm Case Studies and Local Incentives-

Anna Margaret Borntrager, Illinois Historic Preservation Agency. With challenging code issues and varied building conditions, redeveloping the upper floors of Main Street buildings can sometimes seem like an impossible task. Yet countless buildings in Illinois have been successfully rehabilitated. Anna Margaret will examine the typical project costs, common problems and the incentives that were used to make the rehabilitation more feasible.

3:00pm Panel of experienced professionals

Identifying the community-wide skills and programs that are needed for upper-floor rehabilitation can be just as difficult as the rehabilitation itself. These local experts will share their first-hand knowledge and experience: Steve Thompson from Cornerstone Bank; Shane Cox from Meridian Bank; Frank McAtee from Frank McAtee & Associates Real Estate Appraisal; Ken Loy CPA; developers of Lincoln Lofts: Julie Harper (owner), Matt Taul and Jeff Griffin (contractors); and Mike Harvey from Alton Fire Department.

4:30-7:30pm Self-Guided tour of Upstairs Downtown Alton

Visit a variety of upper-floor spaces in Alton's downtown historic district. The rehabilitated spaces range from former offices to a former hotel and interior design showroom.

6:30-8:30pm Reception with Question & Answers

Located at the last stop on the walking tour, 301 East Broadway in the Ballroom on the Second floor of the Mineral Springs Mall.

Workshop Location

To stay true to our mission of **UPSTAIRS DOWNTOWN**, the workshop will be held on the 3rd floor of this Historic Masonic Lodge. The building was recently rehabilitated taking advantage of Federal Historic Rehabilitation Tax Credits.



Upstairs Downtown Walking Tour

Trolley service will be available to and from select locations. Several buildings will have more than one space open to tour. Locations include:

Lincoln Lofts
3rd Street Apartments
Mississippi Mud Pottery
JMC Loft
Jacoby Arts Center
Mississippi Landing Lofts
Alton City Hall
Riverview Suites
A & A Loft
Mineral Springs Mall

Alton Holiday Inn: 618-462-1220

for the **group rate** of \$109, reservations will need to be placed by **August 23**. Use the group code **UPW** for the **Upstairs Downtown Workshop**.

UPSTAIRS DOWNTOWN

is presented by the **Illinois Historic Preservation Agency, Illinois Main Street, and Alton Marketplace**

Pre-registration is required. Payment of \$75 must accompany registration form. Registration includes lunch, breaks, Upstairs Downtown Walking Tour, reception, and conference materials.

deadline for registration is September 1st

Please type or print. Submit a separate form for each registrant:

name: _____

organization: _____

address: _____

city: _____ state: _____ zip code: _____

work phone: _____ fax: _____

e-mail address: _____

total fees remitted: _____ check number: _____

Checks should be made payable to:

Alton Marketplace

No purchase orders will be accepted.

Mail registration form and fees to:

Alton Marketplace
100 East Broadway
Alton, IL 62002

for more information call 618.463.1016
or visit www.upstairsdowntown.org